

104.0

0002

0003.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,245,900 / 1,245,900

USE VALUE: 1,245,900 / 1,245,900

ASSESSED: 1,245,900 / 1,245,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POGODA DANIEL E & TERRI K
Owner 2:	
Owner 3:	

Street 1: 21 LONGMEADOW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: POGODA DANIEL E/TERRI F -

Owner 2: -

Street 1: 21 LONGMEADOW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,257 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2010, having primarily Vinyl Exterior and 3080 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10257		Sq. Ft.	Site		0	70.	0.71	4									509,400						509,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										66662
										GIS Ref
										GIS Ref
										Insp Date
										09/13/18



USER DEFINED

Prior Id # 1:	66662
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:49:25
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	736,300	0	10,257.	509,400	1,245,700	1,245,700	Year End Roll	12/18/2019
2019	101	FV	572,500	0	10,257.	509,400	1,081,900	1,081,900	Year End Roll	1/3/2019
2018	101	FV	579,200	0	10,257.	436,600	1,015,800	1,015,800	Year End Roll	12/20/2017
2017	101	FV	579,200	0	10,257.	407,500	986,700	986,700	Year End Roll	1/3/2017
2016	101	FV	579,200	0	10,257.	349,300	928,500	928,500	Year End	1/4/2016
2015	101	FV	567,500	0	10,257.	312,900	880,400	880,400	Year End Roll	12/11/2014
2014	101	FV	567,500	0	10,257.	289,600	857,100	857,100	Year End Roll	12/16/2013
2013	101	FV	567,500	0	10,257.	276,200	843,700	843,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POGODA DANIEL E	1565-183	1	11/25/2020	Convenience		1	No	No	
CUNNIFF ROBERT	1374-131		9/17/2009	Change>Sale	415,000	No	No		
	525-196		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2016	1004	Solar Pa	35,400		7/19/2016			Roof mounted solar
1/22/2010	45	New Buil	300,000	O		G	GROWTH	NEW SF HOUSE
11/25/2009	1204	Demoliti	9,500	C				REMOVE EXISTG HOUS

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
2/3/2010	Info Fm Prmt	BR	B Rossignol
6/3/2009	Measured	189	PATRIOT
4/7/2000	Inspected	264	PATRIOT
10/26/1999	Measured	264	PATRIOT
7/26/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH					
Type:	6 - Colonial				Full Bath		1	Rating:		Very Good		OF=SINK IN BMT. ACQUIRED 2122 SFT OF LAND FROM 8 FOX MEADOW LN (1333-131 / 8/13/2010).											
Sty Ht:	2 - 2 Story				A Bath:		Rating:																
(Liv) Units:	1	Total: 1		3/4 Bath:		1	Rating:		Very Good														
Foundation:	1 - Concrete				A 3QBth:		Rating:																
Frame:	1 - Wood				1/2 Bath:		1	Rating:		Very Good													
Prime Wall:	4 - Vinyl				A HBth:		Rating:																
Sec Wall:			%		OthrFix:		1	Rating:		Very Good													
Roof Struct:	2 - Hip				OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl				Kits:	1	Rating:		Very Good														
Color:	TAN				A Kits:	Rating:																	
View / Desir:					Fapl:	1	Rating:		Very Good														
GENERAL INFORMATION						WSFlue:	Rating:																
Grade:	B - Good				CONDOS INFORMATION																		
Year Blt:	2010	Eff Yr Blt:				Location:																	
Alt LUC:			Alt %:		Total Units:																		
Jurisdct:	G12		Fact: .		Floor:																		
Const Mod:					% Own:																		
Lump Sum Adj:					Name:																		
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN					
Avg Ht/FL:	STD				Phys Cond:	VG - Very Good	0.8	%	Exterior:			No Unit	RMS	BRS	FL								
Prim Int Wall:	1 - Drywall				Functional:			%	Interior:			1	8	4									
Sec Int Wall:			%		Economic:			%	Additions:														
Partition:	T - Typical				Special:			%	Kitchen:														
Prim Floors:	3 - Hardwood				Override:			%	Baths:														
Sec Floors:			%		Total:	0.8	%	Plumbing:															
Bsmnt Flr:	12 - Concrete				Basic \$ / SQ:	125.00		Electric:															
Subfloor:					Size Adj.:	0.99090910		Heating:															
Bsmnt Gar:					Const Adj.:	1.00989902		General:															
Electric:	3 - Typical				Adj \$ / SQ:	125.090																	
Insulation:	2 - Typical				Other Features:	111512																	
Int vs Ext:	S				Grade Factor:	1.33																	
Heat Fuel:	2 - Gas				NBHD Inf:	1.00000000																	
Heat Type:	1 - Forced H/Air				NBHD Mod:			WtAv\$/SQ:	AvRate:	Ind.Val													
# Heat Sys:	1			LUC Factor:	1.00																		
% Heated:	100	% AC:		Adj Total:	742422		Juris. Factor:	1.00	Before Depr:	166.37													
Solar HW:	Yes	Central Vac:		Depreciation:	5939		Special Features:	0	Val/Su Net:	141.69													
% Com Wall:	%		Sprinkled:	Depreciated Total:		Final Total:	736500	Val/Su SzAd:	239.12														
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:					
SPEC FEATURES/YARD ITEMS												PARCEL ID						104.0-0002-0003.A					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N	Total Yard Items:			Total Special Features:								Total:											

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,776	125.090	222,159						
FFL	First Floor	1,304	125.090	163,117						
BMT	Basement	1,292	37.530	48,485						
GAR	Garage	484	20.360	9,857						
WDK	Deck	342	9.010	3,082						
Net Sketched Area: 5,198				Total: 446,700						
Size Ad	3080	Gross Are	5198	FinArea	3080					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc